

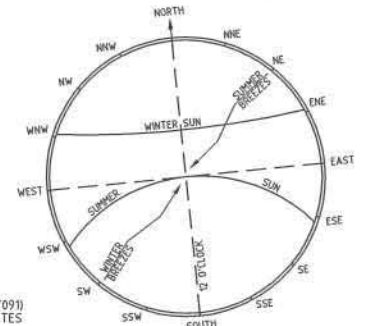


LEGEND

- RP boundary.
- Building setback envelope.
- Allowable driveway access.
- Invert of drain.
- Sewer main.
- Sewer manhole.
- uPVC water main.
- Poly water main.
- Stormwater drain line.
- Stormwater drain line.
- Subsoil drainage.
- Sewer main.
- Sewer manhole.
- uPVC water main.
- Poly water main.
- For sewer zone of influence, refer to Townsville City Council sewer policy.

- NOTES:**
- GENERAL**
- Nominated road frontage - lots 61, 63, 65 & 68 is Tarrango Link
- BUILDING SETBACK**
- Dimensions shown apply to single storey Class 1 buildings. For 2 storey Class 1 buildings, setbacks shall conform to the requirements of the Queensland Development Code. For Class 10a and 10b buildings, setbacks shall conform to the requirements of the Queensland Development Code.
 - All setback distances are taken from the outermost projection which is a distance measured from the edge of the fascia board to the property boundary.
 - All setbacks shown are minimum distances and may vary to accommodate the zone of influence of underground services as stated in Council's policy on Building Over or Adjacent to Sewers.
 - All allotment areas are indicative only. Refer to Plan of Survey for true allotment areas.
- DRIVEWAY ACCESS ENVELOPE**
- For driveway access envelope allow 0.5m minimum clearance to all Council infrastructure, except stormwater pits which require 0.6m minimum clearance, and sewerage house connections which require 1.2m clearance.
 - All driveways require a permit to carry out works on Council controlled land prior to construction.
 - For clearances to Telstra and Ergon Energy infrastructure, refer to the relevant authority.
- CLIMATICALLY RESPONSIVE BUILDING DESIGN**
- The following design parameters could be considered during the design phase of proposed dwellings.
 - (i) A building orientation that minimises the length of external wall areas that are exposed to solar radiation;
 - (ii) An internal layout ensuring that living areas are protected from summer solar radiation (i.e. living areas orientated north to north-east and service areas are orientated to the west and south);
 - (iii) Building projections are used to minimise summer solar radiation to external walls (i.e. carports, large overhangs, external screens are incorporated that fully shade western and south-west facing external walls from solar radiation; and
 - (iv) A building layout that maximises the capture of prevailing breezes (living area windows and doors are orientated to the north-east, room layouts and internal access ways are designed to maximise cross ventilation).

LAYOUT PLAN



REAL PROPERTY DESCRIPTION

Lot 2 on SP 232875
 Parish of BOHLE
 County of ELPHINSTONE
 Geaney Lane - Deeragun

In Association with:-

surveying | town planning | project management | mapping and GIS

Brazier Motti Pty Ltd (ACN 066 411 041)
 595 Flinders St, Townsville, Q, 4810
 Phone: 07 4772 1144, Fax: 07 4772 2557, Email: townsville@braziermotti.com.au

BASE SURVEY
 Brazier Motti (06092/091)
 TRUNCATED COORDINATES
 E 46000, N 0.000
 EQUIVALENT TO
 E 460000, N 7800000

LEVEL DATUM A.H.D.
 Horizontal Datum GDA' 94 Zone 55
 Refer P.M. 177233 RL. 13.514
 Bolt & washer in kerb.
 Intersection SOMERTON/DUNDELLA

Scale
 0 2.5 5 7.5 10m

THE ORIGINAL OF THIS DOCUMENT IS COMPLETED TO THE SCALE NOTED. AS REPRODUCTION CAN DISTORT SIZE & SHAPE USE ONLY THE DIMENSIONS PROVIDED ON ARCHITECTURAL &/OR ENGINEERING DRAWINGS. VERIFY DIMENSIONS ON SITE BEFORE CONSTRUCTION.

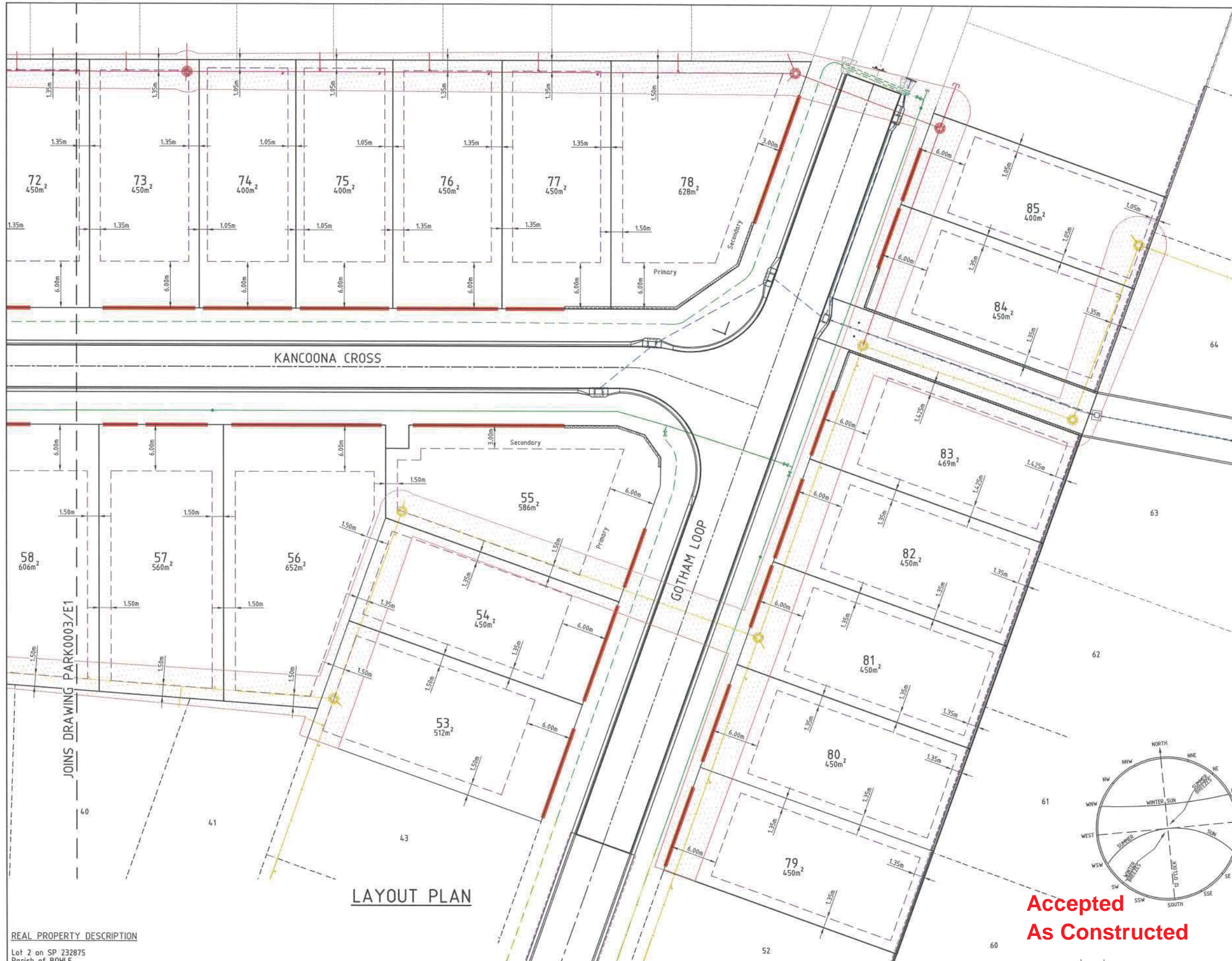
All work has been carried out in accordance with LOCAL AUTHORITIES standard details.



Civil & Structural Engineers
 50 Punari Street, Currajong 4812
 Phone: [07] 4725 5550 Fax: [07] 4725 5850
 Email: mail@nceng.com.au
 Milton Messer & Associates Pty. Ltd.
 ACN 100 817 356

Accepted As Constructed

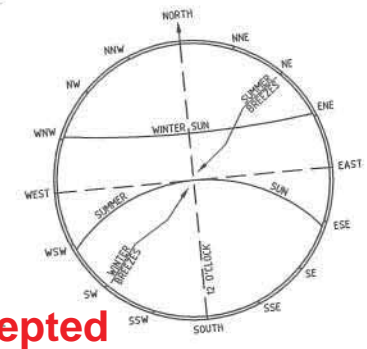
Issue	08/10/2014	ISSUED FOR AS CONSTRUCTED.	08/10/2014
Drawn	KJM	In Association With	
Date	08/10/2014	PARKSIDE DEVELOPMENT PTY LTD	
Checked	[Signature]	STAGE 3, 32 ALLOTMENT RESIDENTIAL SUBDIVISION	
Approved	[Signature]	BRENDALE TARRANGO LINK, DEERAGUN	
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		Drawing Number	Issue
		PARK0003/E1	A



LEGEND

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- Subsoil drainage.
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- Poly water main.
- Fence.
- Link block wall / retaining wall.
- For sewer zone of influence, refer to Townsville City Council sewer policy.

- NOTES:**
- GENERAL**
- Nominated road frontage - lot 55 is Gotham Loop
- lot 78 is Kancoona Cross
- BUILDING SETBACK**
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Geaney Lane - Deeragun

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BASE SURVEY
Brazier Motti (06692/091)
TRUNCATED COORDINATES
E 61000, N 0.000
EQUIVALENT TO
E 440000, N 7800000

LEVEL DATUM A.H.D.
Horizontal Datum: GDA '94 Zone 55
Refer P.M. 177233 RL. 13.514
Bolt & washer in kerb.
Intersection SOMERTON/DUNDABELLA



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engineers

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Issue	Description	Date
Drawn KJM Date 08/10/2014	In Association With PARKSIDE DEVELOPMENT PTY LTD	BUILDING ENVELOPE & ACCESS PLAN Drawing Number PARK0003/E2
Checked [Signature] Approved [Signature]	STAGE 3, 32 ALLOTMENT RESIDENTIAL SUBDIVISION BRENDALE TARRANGO LINK, DEERAGUN	
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